

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Ongole Municipality - Certain variation to the Master Plan - Change of land use from Industrial use zone to Residential use in Sy.No.640, Ward No.3, Block No.13, D.No.37-1-393, Dharavarithota near Nellore Bus Stand, Ongole, Prakasam District to an extent of 6526.47 Sq.Mtrs., - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 572**

**Dated the 15<sup>th</sup> September, 2009.**

Read the following:-

1. G.O.Ms.No.1038 MA., dated 18.12.1978.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.7167/2006/G, dated 20.1.2009.
3. Government Memo.No.1093/H1/2009-2, Municipal Administration and Urban Development Department, dated 03.02.2009.
4. From the Commissioner of Industries, Lr.No.28/71/MA&UD/1093/H1/2009/FD, dated 21.05.2009.
5. Government Memo. No.1093/H1/2009-2 & 3, Municipal Administration and Urban Development Department, dated 10.7.2009.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No. 332, Part-I, dated 14.7.2009.
7. From the Commissioner, Ongole Municipality, Letter Roc.No.343/G1/2006, dated 27.7.2009.
8. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.7167/2006/G, dated 28.8.2009.

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**ORDER:**

The draft variation to the Ongole General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.1038 MA., dated 18.12.1978, was issued in Government Memo. No.1093/H1/2009-2, Municipal Administration and Urban Development Department, dated 10.7.2009 and published in the Extraordinary issue of A.P. Gazette No.332, Part-I, dated 14.7.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 28.8.2009 has stated that the Commissioner, Ongole Municipality has informed that the applicant has paid an amount of Rs.26,108/- (Rupees twenty six thousand one hundred and eight only) towards conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Guntur.  
The Municipal Commissioner, Ongole Municipality, Prakasam District.

**Copy to:**

The individual through the Municipal Commissioner, Ongole Municipality, Prakasam District.  
The District Collector, Prakasam District.  
The Private Secretary to M(MA&UD).  
SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Ongole Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 332, Part-I, dated 14.7.2009 as required by clause (b) of the said section.

**VARIATION**

The site in Sy.No.640, Ward No.3, Block No.13, D.No.37-1-393, Dharavarithota near Nellore Bus Stand, Ongole, Prakasam District to an extent of 6526.47 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Ongole Town sanctioned in G.O.Ms.No.1038 MA., dated 18.12.1978, is now designated for Residential use by variation of change of land use as marked “**ABCD&E**” as shown in the revised part proposed land use map GTP.No.3/2009/G, which is available in Municipal Office, Ongole Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall pay 14% of proportionate open space cost before obtaining prior approval from the Competent Authority for further developments.
8. The applicant shall pay betterment charges.
9. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

North : 30 feet wide Private road.  
East : Others land.  
South : 40 feet wide existing road.  
West : Others land.

**Dr.C.V.S.K.SARMA,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

**SECTION OFFICER**